

4.2 Rodeo Grounds Guidelines

OBJECTIVES

To preserve June Lake's visual quality by maximizing views to existing landmarks, preserving existing ridgelines and creating new community vistas.

Rodeo Grounds development including roadways, lots and buildings will retain the character of June Lake by reflecting the scale of the community and existing development patterns.

GUIDELINES

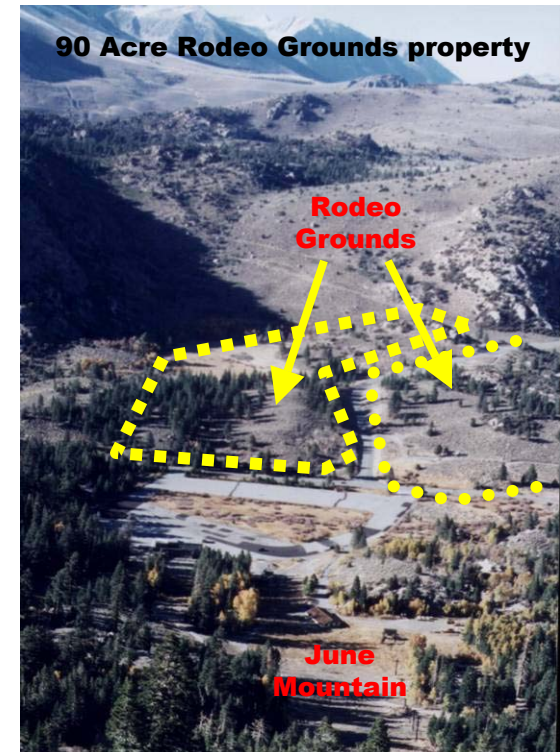
1. Preserve June Lake's visual quality.
2. Protect views, ridgelines and natural landmarks.
3. Incorporate topographical/natural features including significant vegetation.
4. Link the Rodeo Grounds visually and physically to other community areas.
5. Design Rodeo Grounds development to create new views and vistas.
6. Create an interconnected network of public streets.
7. Use community trails to connect the resort to existing neighborhoods and open spaces.
8. Provide a mix of unit types, such as single detached, duplex, townhouses and medium density.

Key Land Use Concepts from the Area Plan

Develop the Rodeo Grounds as a well-coordinated resort with a balance of resident and visitor housing, including a major commercial/recreational node across from June Mountain.

Retain June Lake's mountain community character by well-planned development.

Emphasize the visual predominance of the natural environment.



4.2 Rodeo Grounds Guidelines

GUIDELINES

9. Create a variety of resident and visitor housing in each phase of the development.
10. Incorporate affordable and employee housing as an integral part of the resort.
11. Provide a mix of transportation alternatives with potential future connections to transit.
12. Orient buildings and activities toward the street.
13. Avoid gated communities and double frontage lots.
14. Maximize underground and on-street parking.
15. Design large buildings to look small, use a variety of materials to articulate the building façade and vary materials and building heights.

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4.3 Streetscape Guidelines

OBJECTIVES

To create lively, attractive, functional and pedestrian-friendly streetscapes.

GUIDELINES

1. Orient buildings and activities toward the street.
2. Locate and design garages so they do not dominate the streetscape.
3. Promote “eyes on the street.”
4. Avoid double frontage lots.
5. Service new development by publicly accessible streets.
6. Allow no gated communities.
7. Design corner buildings to create detailed street edges.
8. Use a variety of housing design to create interesting streetscapes.

Garages dominate the streetscape in June Lake



Four small units close to the street with gable roofs in Boulder



Recently renovated small house on lane behind main street in Telluride

House designed for a corner lot



Usable front porch 8' deep promotes “eyes on the street”



Porches create interesting streetscapes in Boulder



4.4 Housing Options for Residents

OBJECTIVES

To incorporate affordable and employee housing into existing developed areas and include as an integral part of future development.



**Existing
workforce
housing**



**Apartment above detached
garage in Orenco Station**



AREA PLAN POLICIES

Goal: Provide residents with quality housing and visitors with a wide array of housing alternatives, each designed to promote unique experiences.

Objective A: Promote the development of a variety of quality housing alternatives for residents and visitors.

New housing projects should provide for a mix of housing alternatives to meet the demands of residents and tourists.

Objective B: Promote the development of an adequate supply of affordable housing and employee housing for present and future June Lake residents.

New developments which attract workers shall provide employees with on-site or nearby affordable-housing units.

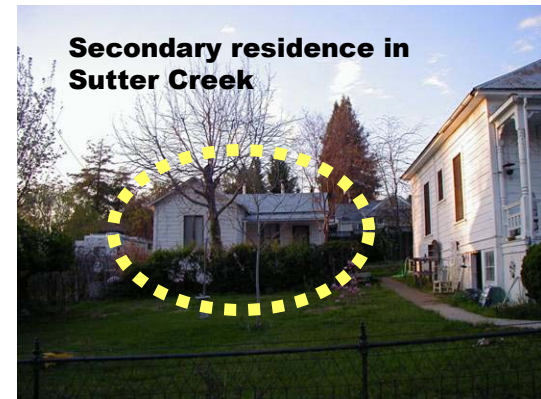
Where compatible with zoning and Community Design Guidelines, promote the construction of mixed uses – that emphasize affordable housing.

Objective C: Expand June Lake's supply of year-round housing.

**Granny flat in attached
garage in Fairview Village**



**Secondary residence in
Sutter Creek**



**Apartment above detached
garage in Fairview Village**



4.4 Housing Options for Residents

Ski Area workforce housing in Crested Butte



Affordable housing in Telluride

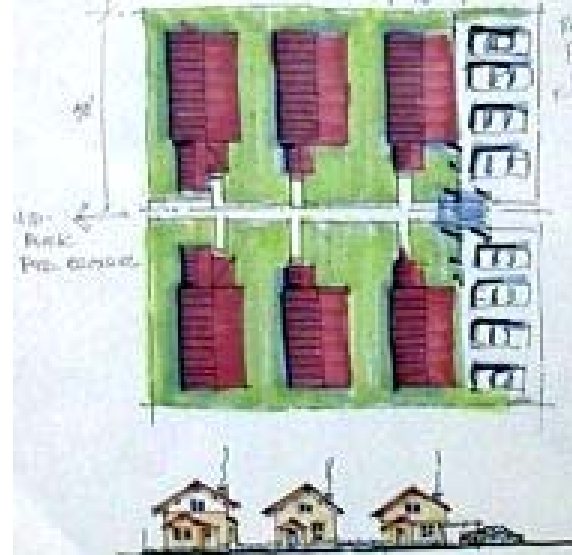


Affordable housing in Telluride



DESIGN GUIDELINES

"We need to contain growth and encourage infill construction in and around existing developed areas."
- June Lake Resident



Bungalow court concept designed for two June Lake lots during the CNU workshop

Nationally award-winning triplex design, looks like a large house



Part of three-unit condo, looks like garage on rear lane



Rental unit above garage in Telluride



4.4 Housing Options for Residents

Optional garages provide flexibility for affordable units and can be added latter



Small units in a mixed income neighborhood in Carbondale, small lots allow for more common open space areas



Accessory unit on rear lane in Telluride



Small and popular house designs in Carbondale



Workforce Housing in Carbondale, built as first phase of large master planned community



Affordable housing complex in Breckenridge



Accessory unit above garage in Telluride



Affordable housing project fronting onto a green

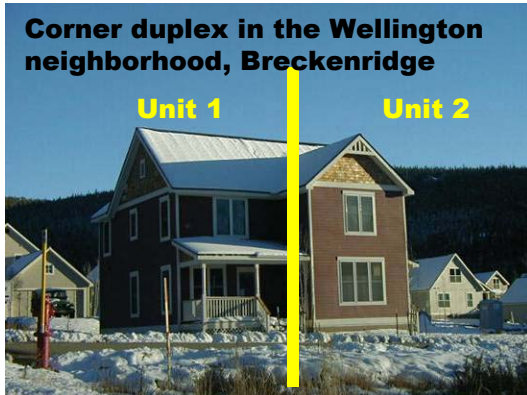


22-unit affordable housing project in Aspen



4.4 Housing Options for Residents

Corner duplex in the Wellington neighborhood, Breckenridge



Side entrance to duplex, rear detached garages are optional



Small miners cottage in Boulder



Mix of local workforce and market rate units in Breckenridge



Interior finish of the affordable duplex unit above



Mountain Townhomes with rental units



Accessory unit built at grade



Three affordable 820 ft. sq. units in Iris Hollow, Boulder

